

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

196 Ross Street, Port Melbourne Vic 3207

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,225,000

## Median sale price

Median price \$1,440,000

House

X

Unit

Suburb Port Melbourne

Period - From 01/04/2018

to

31/03/2019

Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property      | Price       | Date of sale |
|---|-------------------------------------|-------------|--------------|
| 1 | 262 Ferrars St SOUTH MELBOURNE 3205 | \$1,301,000 | 25/05/2019   |
| 2 | 182 Ross St PORT MELBOURNE 3207     | \$1,213,000 | 15/04/2019   |
| 3 | 4 Workers St PORT MELBOURNE 3207    | \$1,170,000 | 24/04/2019   |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

196 Ross Street, Port Melbourne Vic 3207

Jon Kett  
03 9646 4444  
0415 853 564  
jkett@chisholmgamon.com.au



3 2 1

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Land Size:** 101 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,225,000  
**Median House Price**  
Year ending March 2019: \$1,440,000

## Comparable Properties



**262 Ferrars St SOUTH MELBOURNE 3205 (REI)**

**Agent Comments**

3 1 -

**Price:** \$1,301,000  
**Method:** Auction Sale  
**Date:** 25/05/2019  
**Rooms:** -  
**Property Type:** House (Res)



**182 Ross St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$1,213,000  
**Method:** Private Sale  
**Date:** 15/04/2019  
**Rooms:** -  
**Property Type:** House

**4 Workers St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

3 3 2

**Price:** \$1,170,000  
**Method:** Sold Before Auction  
**Date:** 24/04/2019  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 102 sqm approx